

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
HELD MONDAY, SEPTEMBER 29, 2014, 7:00 P.M.,  
4<sup>TH</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD,  
STAMFORD, CT 06901**

Present for the Board: Tom Mills, Rosanne McManus, Barry Michelson and David Stein.

Present for staff: Norman Cole, Land Use Bureau Chief and David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:14 PM.

**PUBLIC HEARING**

1. **Application 214-12 – RICHARD W. REDNISS, Text Change**, proposed text changes to the DW-D District include increasing maximum ground coverage to 60%, increasing maximum offsite infrastructure bonus to .50 FAR, decreasing minimum side yard setback to zero or 4 feet, establishing lower parking standards, establishing a new standard for calculating BMR bonus density and increasing maximum density, preserving the view corridor up to 50%, specifying landscaping buffers and removing Alternate Standards (*continued from September 22, 2014*).
2. **Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change**, Applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25, from C-WD to DW-D which includes 0.09 acres of Southfield Avenue and a lot area measured to the U.S. Harbor (*continued from September 22, 2014*).
3. **Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue**, Applicant requests approval of a General Development Plan, Special Exceptions and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 22, 2014*).
4. **Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue**, Applicant requests approval of Final Site and Architectural Plans and Coastal Site Plan Review to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 22, 2014*).

Richard Redniss, for the Applicant, explained a change in the text amendment that would restore the current provision regarding historic structures. He discussed the proposed parking standard and pointed out several R-H zoned developments farther from the train station with even lower parking demand (cars parked per occupied unit). Mr. Redniss explained that the three other

DWD's (Avalon, Davenport and Village at Stamford Landing) were all granted parking reductions using "Alternate Standards". Mr. Redniss summarized comments of the Harbor Management Commission. The Applicant agrees to HMC reviewing the design of the public boardwalk and agrees to allowing funds to be used for a boat launch at Boccuzzi Park if this is what the City and neighborhood want. Mr. Redniss presented a cross-section of the public boardwalk and private pool with discussion about effectively separating these two uses. Proposed windows were discussed and technical specifications provided. Mr. Redniss explained that the Applicant would accept a Zoning Board requirement that the building be moved back an additional nine (9) feet. He presented exhibits showing the impact of the proposed building on the views from the Village at Stamford Landing.

Mr. Mills asked if anyone from the public wanted to comment.

Calvin Burns, 88 Southfield Avenue expressed continued concern with the impact on the views. The Village @ Stamford Landing is the only resident-owned (condo) property on this waterfront.

Michael Gottlieb, 98 Southfield Avenue believes the renderings are incorrect. He submitted updated renderings that he says are correct.

Doug Harrison, 88 Southfield Avenue, presented a site plan showing how the building could be moved back to the requested additional 30 feet.

Dick Gildersleeve, 88 Stamford Avenue, submitted an exhibit showing the difference between the two renderings.

Mr. Redniss refuted the statement that the Applicant has misrepresented the views. They are willing to redo these exhibits and show both a 102 foot and 111 foot setback.

Michael Gottlieb told the Zoning Board that the Village @ Stamford Landing Board recommended 132 feet with help from an architect. He asked if Mr. Redniss could also show an exhibit rendering with 132 foot setback.

Mr. Mills continued the Public Hearing on these applications until the next meeting scheduled for Monday, October 6, 2014 at 7:00pm in the 4<sup>th</sup> floor cafeteria.

Mr. Mills called a brief 10 minute recess and resumed the Public Hearing.

5. **Application 214-19 – RICHARD W. REDNISS, Text change**, to Amend Article III, Section 7-R, subparagraphs (f) and (g) to include language allowing an exemption from building coverage for one-story parking decks provided they are not more than 5' above the access street and to allow 5 story buildings and 65' for 7-R sites within the RM-F district (*continued from September 22, 2014*).
6. **Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans** requesting approval of Special Exceptions and General Development Plans to construct Phase I of

onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a 5-story mixed use building with 21,000 s.f. of ground floor commercial space along with site improvements, BMR units, 181 parking spaces, landscaping and amenities on 1.89 acres in R-5 and R-MF districts. Special exceptions include exemption from building coverage with 1-story parking decks and 5-story building and 65' height allowance for 7-R sites within the RM-F district (*continued from September 22, 2014*).

Mr. Mills read the application descriptions into the record.

Mr. Redniss explained the progress Charter Oak Communities has made in mixed-income redevelopment of aging public housing. He described the original 216 unit Vidal Court complex and one-to-one ordinance requiring all 216 units be replaced. He described the requested changes regarding building coverage and building height. He presented rendered views of the building and described it will have 78 units, 47 will be affordable with identical finishes.

Mr. Mills asked if anyone from the public wanted to comment. There was none.

Mr. Mills closed the public hearing on these applications at 9:57pm.

### **REGULAR MEETING**

Ms. McManus moved to change the order of the agenda, seconded by Mr. Michelson and the motion was unanimously approved 4 to 0 (Mills, Michelson, McManus and Stein).

### **PENDING APPLICATIONS:**

1. **CSPR-962 – PENSIERO, 9 Ralph Street**, restoration and repair damage caused by Storm Sandy (9/10/2012) including interior sheetrock, insulation and flooring and replacement of exterior backyard deck at 9 Ralph Street in an R-10 zone within the CAM boundary.

After a brief discussion, Mr. Michelson moved to approve the application subject to EPB conditions, seconded by Ms. McManus and the motion was unanimously approved 4 to 0 (Mills, Michelson, McManus and Stein). The conditions will read as follows:

1. *Work is to conform to the referenced plans with written confirmation of the actual costs of improvements documented and provided to staff prior to the issuance of a Certificate of Occupancy.*
2. *An Elevation Certificate to be filed with EPB staff prior to the issuance of a Certificate of Occupancy.*
3. *Filing of a Standard Hazard Disclosure form on the Stamford Land Records.*
4. *Submittal of a flood preparedness plan.*

Ms. McManus moved to change the order of the agenda, seconded by Mr. Stein and the motion was unanimously approved 4 to 0 (Mills, Michelson, McManus and Stein).

### **APPROVAL OF MINUTES:**

#### **Minutes of September 22, 2014**

Ms. McManus moved to approve the minutes as submitted, seconded by Mr. Michelson and the motion was approved 3 to 0 (Mills, Michelson and McManus; Stein not voting).

### **PENDING APPLICATIONS:**

#### 6. Application 214-19 – RICHARD W. REDNISS, Text change

After a brief discussion, Ms. McManus moved to approve the text change with the retention of language suggested by Staff, concerning the height of buildings adjacent to lower density residential districts, seconded by Mr. Stein and the motion was unanimously approved 4 to 0 (Mills, Michelson, McManus and Stein).

#### 7. Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans

The Board members discussed the application. Ms. McManus said she supported Mr. Cole's comment about moderating long, flat appearance of architecture on Stillwater Road. Mr. Stein agreed with that.

After further discussion, Ms. McManus moved to approve the application with the recommendation of Staff regarding the architecture and the Engineering Bureau's recommendations, seconded by Mr. Stein and the motion was unanimously approved 4 to 0 (Mills, Michelson, McManus and Stein).

### **NEW BUSINESS**

Mr. Michelson noted that BLT has filed its brief on the Appeal of the Zoning Board of Appeals denial of the Boatyard Cease and Desist. Staff said they would email a copy to the other Board members.

There being no further business, the meeting adjourned at 10:22 p.m.

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board